

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2017/1024 **Your Ref:** P/2017/1024

Date: 12 January 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2646 4242 Oaklands, Llangollen Road, Trevor

Development: Erection of detached triple garage with annexes above to provide ancillary accommodation to the main house

I refer to your consultation dated 18 December 2017 concerning the above.

The site has access on to a busy classified highway subject to a 30 mph speed limit.

It is proposed to erect a triple garage with ancillary accommodation to the main house

It is considered that the proposed use is unlikely to generate any more than a nominal increase in traffic using the existing access. If use of the annexes can be tied to the house then I am prepared to support the proposal.

I recommend any permission include the following conditions:

CONDITION

ZG15 USE TO BE ANCILLIARY TO HOUSE

NONSTD The annexes shall only be used for purposes ancillary to the use of the existing dwelling

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

petra douthwaite
Service Manager Environment